

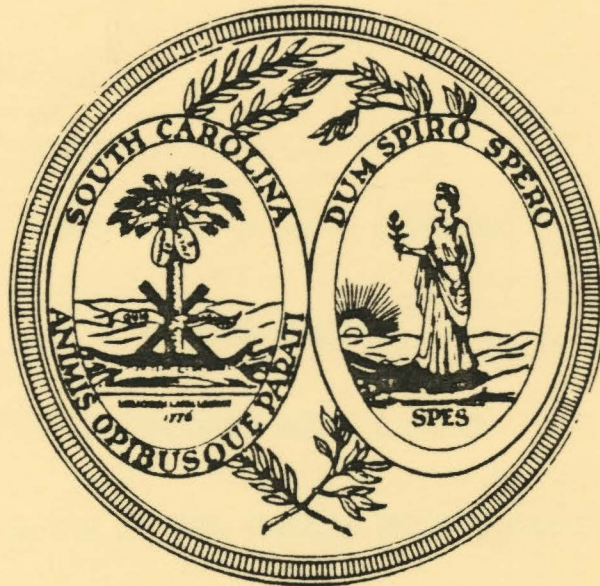
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# South Carolina General Assembly



## Legislative Audit Council



South Carolina General Assembly  
Legislative Audit Council  
Review of the Capitol Complex  
Phase 2 Construction: Blatt  
Building, Gressette Building and  
Underground Parking Facility  
July 11, 1978

THE STATE OF SOUTH CAROLINA

GENERAL ASSEMBLY

LEGISLATIVE AUDIT COUNCIL

REVIEW OF THE CAPITOL COMPLEX PHASE 2 CONSTRUCTION:

BLATT BUILDING, GRESSETTE BUILDING

AND

UNDERGROUND PARKING FACILITY

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## CHAPTER ONE

### INTRODUCTION AND SCOPE

In response to public controversy and constituent criticisms regarding the construction of the Blatt and Gressette Buildings and their underground parking facility, various members of the General Assembly requested that the Legislative Audit Council review the project.

Representative Patrick B. Harris requested that the Audit Council prepare a report to answer a list of seven comprehensive questions he supplied relating to the construction of the Blatt Building and the underground parking facility. Senator T. Dewey Wise also submitted a request that the furnishings for the Gressette Building be audited. When these requests were reviewed by the public members of the Audit Council in May 1978, Senator Rembert T. Dennis, an ex-officio member of the Council, requested that the review of the Gressette Building be expanded to the same scope as the review of the Blatt Building. All questions which were presented to the Audit Council are answered in detail in Chapter Two of this report. A copy of the requests from Representative Harris and Senator Wise are enclosed as Appendix 1.

The Gressette Building will house Senate offices, hearing rooms and committee rooms. The Blatt Building is to provide office space for House members, hearing rooms and committee rooms. The S. C. Retirement System offices and the State Reorganization Commission will be moved from the Bankers Trust Building to offices in the Blatt Building. The Blatt Building

will also have a canteen with cooking facilities located on the first floor. The design plan required the Blatt Building to be a duplicate in external appearance of the Edgar Brown Building. An underground parking facility for both buildings is also part of the construction project.

The methodology employed in the Audit Council's review consisted of (1) a review of the State's laws, rules and regulations pertaining to all phases of capital improvement projects, (2) interviews with officials from State Government, (3) interviews with personnel from the private sector associated with major construction projects, (4) comprehensive review of the documentation and official records associated with the project, and (5) on-site inspection of the project.

#### SUMMARY OF AUDIT

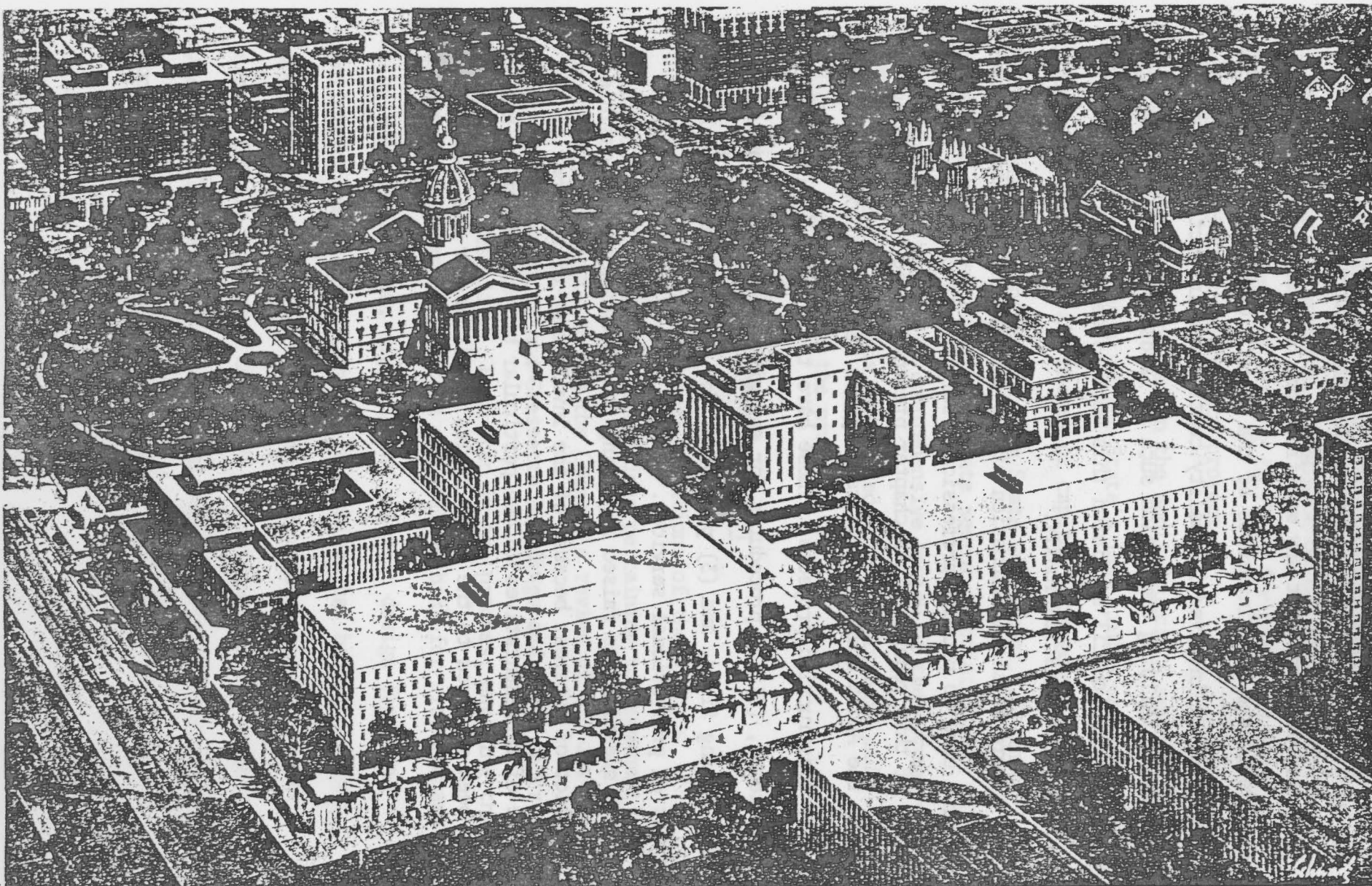
The Audit Council found no violations of the State's applicable laws, rules and regulations pertaining to permanent improvements projects during the Council's review of the construction of the Blatt and Gressette Buildings and their underground parking facility. Each step in the process, engaging the architectural firm, soliciting competitive bids for site preparation and construction, engaging the interior design firm, and soliciting competitive bids for furnishings, has been thoroughly documented by the Division of General Services, the contracting agency for the project. Each step was reviewed by the State Auditor's Office and final approval was given by the Budget and Control Board. A staff engineer from the Division of General

Services is a resident engineer at the construction site. His job is to monitor quality, ensure that all contract specifications are met, and that any modifications made are necessary and are in the best interests of the State. Other General Services' employees are involved in quality control and inspection of other aspects of building completion such as landscaping and furnishings. In the Audit Council's opinion this work is being handled competently and conscientiously.

A more detailed discussion of the contracting and bidding procedures used to procure professional services is presented in Chapter Three of this report. This chapter presents three recommendations which the Audit Council feels can improve the regulations governing major construction projects. These have to do with (1) landscape architects, (2) the procedures for engaging architectural and/or engineering firms, and (3) provisions for the selection of other types of professional services.

A question was raised regarding the appearance of a possible conflict of interest because of the involvement of a member of the House of Representatives in one particular bid submission. This has been referred to the House Ethics Committee for its review.





ARTIST'S RENDERING OF PLANNED CAPITOL COMPLEX

COURTESY OF LBC&W INC. AND WILBUR SMITH & ASSOCIATES

1967 DESIGN

## CHAPTER TWO

### QUESTIONS AND DISCUSSION

This section discusses in detail all the questions which were asked regarding the Capitol Complex construction project. The initial questions from Representative Harris cited in Appendix 1 pertained only to the Blatt Building. Since the construction of the two buildings and the underground parking facility was treated as one project for bid purposes and accounting purposes and because the audit request was expanded to include the entire project, the answers refer to the costs for the entire project. The original questions have been modified below to reflect this expansion.

For simplicity, tables are used to present some answers. More detail is available in the working papers on file at the Audit Council.

In addition, this section contains each specific question regarding the project which came to the Audit Council from legislators either in writing or verbally.

*A. What is the total anticipated cost of the entire project? (Blatt and Gressette Buildings and their underground parking facility)*

As of April 24, 1978, the total amount of approved funds available for the entire project was \$20,262,140.96. As of the same date \$18,575,453.74 had been encumbered (obligated) \$15,708,479.72 had been spent.

*B. What is the cost of the major components of the project, including but not limited to the architectural design, the*



*underground parking facility, the construction, the interior space design fees, the furnishings?*

Table 1 which follows provides the answers to this set of questions and others that follow. It should be noted that architectural fees are paid as a percent of the construction costs and therefore the final encumbrance is not available until construction is completed. The firms of Lyles, Bissett, Carlisle and Wolff, and Wilbur Smith and Associates were selected for the architectural and engineering design work. Their service charges are 5% of the construction costs of the Gressette Building including the garage portion. For the Blatt Building the charge rate is 4.75% of the construction cost of the garage portion and 3.75% of the construction cost of the office building structure. The total encumbrance for the architectural and engineering fees as of April 24, 1978 was \$809,530.00.

TABLE 1

VENDORS, TOTAL ENCUMBRANCES, AND EXPENDITURES

(NOTE: Total Available Funds As Of 4-24-78 Are \$20,262,140.96)

<u>Vendors</u>	<u>Project Component</u>	<u>Amount Encumbered As Of 4-24-78</u>	<u>Amount Paid As Of 4-24-78</u>
LBC&W	Architectural/Engineer	\$ 809,530.00	\$ 528,462.28
Wood Salvage Co.	Site Preparation/Demolition	40,883.79	40,883.79
Congaree Construction Co.	Construction of 2 buildings & underground parking facility	16,190,584.54	14,433,219.00
Sox Fence	Site Fencing	4,855.92	4,855.92
W. O. Blackstone	Energy Facility (Chiller & Boiler)	158,960.71	158,960.71
Baltimore Aircoil	Cooling Tower (Air Cond.)	26,025.00	26,025.00
Trane	Chiller (Air Cond.)	144,271.98	144,271.98
Sugge Sales	Chiller (Part of Trane Above)	13,001.04	13,001.04
Southern Railway	Demurrage on Boiler Shipment	20.00	20.00
City of Columbia	City Cut Concrete for Valve Installation: Energy Facility	724.00	724.00
SCE&G	Protection of Switch During Excavation	738.50	738.50
Div. of General Services	Miscellaneous Construction	830.33	830.33
Walker Plumbing & Heating	Chiller & Boiler (Air Cond.)	158,704.00	22,405.00

TABLE 1 (CONTINUED)

<u>Vendors</u>	<u>Project Component</u>	<u>Amount Encumbered As Of 4-24-78</u>	<u>Amount Paid As Of 4-24-78</u>
Robert E. Marvin Assoc.	Landscaping	\$ 125,000.00	\$ 10,991.60
Div. of General Services	Builder's Risk Insurance	30,000.00	25,200.00
Resident Engineer Fee (General Services)	Resident Engineer	80,000.00	66,920.25
CEDA & Quantrell-Williams Design Associates	Interior Design	134,564.30	115,290.10
Aeronautics Commission	Air Travel - State House Committee (In State)	537.50	-0-
Walker Laboratories	Soil Analysis, etc.	8,390.45	8,390.45
Capital Blueprint	Printing	22.89	22.89
Greenville News Piedmont Co.	Advertising for Bids	56.59	56.59
Columbia Newspapers	Advertising for Bids	630.20	630.20
Ms. M. Talmage Etherege	Consultant Fee (Artist)	230.00	230.00
Aeronautics Commission	Air Travel - State House Committee (Out of State)	2,020.00	2,020.00
Birmingham News	Advertising for Bids	10.35	10.35
Clemson Architectural Foundation	Consulting on Redesign of Interior	5,000.00	5,000.00
Columbia Photographic Studio	Photos	15.60	15.60
Charleston Post & Courier	Advertising for Bids	34.85	34.85
Charlotte Observer	Advertising for Bids	20.00	20.00

TABLE 1 (CONTINUED)

<u>Vendors</u>	<u>Project Component</u>	<u>Amount Encumbered As Of 4-24-78</u>	<u>Amount Paid As Of 4-24-78</u>
Richmond Newspapers, Inc.	Advertising for Bids	\$ 17.46	\$ 17.46
Tampa Tribune Co.	Advertising for Bids	27.23	27.23
Atlanta Construction	Advertising for Bids	29.79	29.79
Memphis Publishing Co.	Advertising for Bids	39.90	39.90
Foundation Engineer Consultants	Soil Test Borings	1,567.50	1,567.50
A. Wolfe Davidson	2 Bronze Busts	10,000.00	-0-
Columbia Office Supply	Equipment & Furnishings	620,971.37	90,429.46
Gene Hewitt	Heat & Air Work	550.00	550.00
Trane Co.	Heat & Air Work	5,000.00	5,000.00
Capital Blueprint	Printing	133.90	133.90
Metro Signs	Signs - Parking Facility	1,196.52	1,196.52
Monroe	Equipment	40.56	40.56
Columbia Blueprint	Printing	106.08	106.08
Div. of General Services	Equipment & Furnishings	110.89	110.89
		<u>\$18,575,453.74</u>	<u>\$15,708,479.72</u>

C. *What acts of the General Assembly authorized the above expenditures?*

Table 2 below shows the steps in legislative authorization for the funding of the Blatt and Gressette Buildings and their underground parking facility. Act No. 1377 of 1968, is the State's Capital Improvements Bond Act. It must be amended prior to each issuance of a Capital Improvement Bond by the State. The Bond Act was amended appropriately with each appropriation requiring a bond issue. There is a difference of \$12,140.96 between the \$20,250,000.00 appropriated and the \$20,262,140.96 cited in Table 1 as "total funds available." This is due to the transfer to the Capitol Complex project of \$12,140.96 remaining from the completed Assembly Street parking deck project in December 1977. The transfer was approved by the Budget and Control Board and is properly documented.

TABLE 2

LEGISLATIVE AUTHORIZATION OF EXPENDITURES FOR CAPITOL COMPLEX

<u>PHASE</u>	<u>AMOUNT</u>	<u>AUTHORITY</u>
1) Planning legislative office building	\$ 150,000.00	Act No. 1555, 1972 General and Permanent Laws
2) Construction and equipment-two additional State Office Buildings	11,300,000.00	Section 2, Part III. 1973 Appropriations Act
3) Construction and equipment-two additional State office Buildings	4,300,000.00	Act No. 225,1975 General and Permanent Laws
4) Completion and furnishing of the Blatt and Gressette Buildings	4,500,000.00	Acts 247 and 248, Statutes at Large, Local and Temporary Laws
TOTAL	<u>\$20,250.000.00</u>	



*D. What vendors provided services incidental to the construction and furnishings of the buildings? How much has each vendor received to date and how much is committed to each with regard to future reimbursement.*

Table 1 provides the answers to these questions except for three areas where the encumbrances and costs are incomplete. First, the architectural and engineering fee is a percentage of total construction costs and, since construction is not yet complete, the total architectural encumbrance is not yet available. Second, although the work by Congaree Construction Company is nearing completion, the final amount of encumbrance for construction is not yet available. Third, since the bids for furnishings of the Blatt Building have not yet been prepared, these encumbrances are not available.

*E. From which accounts in which State agencies are disbursements made for expenses related to the construction and furnishing of the buildings?*

The Division of General Services is acting as the contracting agency for the construction of the Capitol Complex. The capital improvements project identification number is assigned by the State Engineer in the State Auditor's Office. The project number is 32-34. The Division of General Services maintains one account for all its capital improvements projects except for those projects which require a special bond issuance. The agency's account number for the Capitol Complex project is 23090120. To make a payment, a disbursement voucher is prepared and is submitted to the Comptroller General's Office for audit and

approval. Once approved the Treasurer prints a check to the vendor. All State payments for this project to date were handled in this manner. The Comptroller recently instituted a requirement at the request of the State Engineer that the disbursement voucher must show the capital improvements project identification number. This step will facilitate audits and monitoring of the fiscal status of capital improvements projects both at the agency level and at the State level.

*F. Was the bid process conducted in a manner consistent with State law?*

The documentation for every bid that was conducted was reviewed by the Audit Council staff. This included a review of every bid that was submitted in each case. No violations were found. A question regarding the propriety of an individual legislator's involvement in one bid submission was raised and presented to the House Ethics Committee for its opinion. A response will be forthcoming.

In addition, a number of State employees associated with the bidding process were interviewed. Each was asked if they were aware of any efforts by State officials, including legislators and members of the State House Committee in particular, to exert influence on the bidding process. Each respondent indicated that they were unaware of any such effort if any had been made. Each respondent commented that they had not had any contact with any legislators.

In the opinion of the Audit Council, it would be difficult to compromise the integrity and purpose of the procedures for

obtaining competitive public bids which were applied to the Capitol Complex project.

The Internal Audit staff of General Services reviewed the entire system of Central State Purchasing in 1977 and recommended that the State Auditor be asked to review the system and make recommendations. The State Auditor's Office has completed their study and is preparing their final recommendations to accompany their interim letters which contained suggestions.

Central State Purchasing is developing a new system of improved controls in the bidding process. The system will contain a routine procedure for periodic review of the controls by the Internal Audit staff and is expected to be fully operational by the Spring of 1979.

The Audit Council feels that certain additional improvements can be made in the State's regulations and statutes pertaining to the selection process for professional services including architects, landscape architects and interior designers. These points are discussed in Chapter Three.

*G. Have the contract specifications for interior furnishings been met and are there any problems in this area?*

From review of records, investigative documents and interviews with the quality assurance office of the Division of General Services, two substantial problems in this area were noted.

First, the quality assurance office of General Services determined that the padding for four floors of carpeting in the Gressette Building was a thinner and cheaper grade than specified in the contract. The firm responsible, Columbia Office Supply, removed and replaced the unacceptable padding.

A second problem has not yet been resolved completely. Columbia Office Supply received the contract, as low bidder, for several lots of furnishings for the Gressette Building. The quality assurance office of General Services found cause to thoroughly investigate the way in which these contracts were being filled. They found that Columbia Office Supply had authorized manufacturers in North Carolina and Michigan to utilize materials in the construction of some furniture items other than were specified in the contract. General Services did not authorize the substitution nor did the firm notify General Services of the substitution. The firm also did not notify General Services of the cost savings they had obtained through the substitutions. In addition, the firm authorized lower cost construction of certain of the furniture items by manufacturers other than those specified in the contract. Columbia Office Supply also did not notify the State of these changes. These unauthorized substitutions were investigated and documented by the quality assurance office of General Services.

The substitute furnishings were already fabricated prior to completion of General Services' investigation and some have been delivered to the site. Certain construction flaws have been found and it has not yet been determined whether the substitute furnishings can be modified so as to be acceptable to the State.

The Audit Council's review indicated that these two situations were handled by the Division of General Services and its quality assurance office in a thorough, objective, and professionally competent manner.

H. *What companies submitted bids, on what dates, and in what amounts?*

State procedures and law presently require the solicitation of proposals but do not specifically require competitive bids for the services of architectural/engineering firms, landscape architects, or interior designers. Fees were discussed and were a consideration in the hiring of each of the firms for the Capitol Complex project. Table 3 lists the firms considered in these three areas and their fee estimates and lists the bidders in each of the areas where competitive bids were solicited. It also lists the month in which the bids were opened and the amounts of the bids.

TABLE 3

CANDIDATES AND BIDDERS FOR CONTRACTS ASSOCIATED WITH THE CAPITOL COMPLEX PROJECT

Project Components and Firms	Received Contract?	Competitive Bid?	Bid/Interview Date	Amount of Bid/Fee
1. Landscaping: Robert Marvin Assoc.	Yes	No: Extension of existing State House contract w/ approval of Budget and Control Board.	July 1977	Fee based on Time and Expense. See Appendix 4 for amounts.
2. Architectural/Engineering: LBCW with Wilbur Smith Assoc's	Yes	No: Resumes reviewed and fees discussed during interviews.	Fall 1973	5% of Construction cost of Gressette Bldg. including parking garage. 4.75% of Construction cost of garage for Blatt Bldg. 3.75% of Construction cost of Blatt Bldg. structure.
Lucas & Stubbs Assoc's	No	No: Resumes reviewed and fees discussed during interviews.		S.C. AIA Guide 5.5% over \$3 million
Craig & Gaulden, Inc. with Tarleton - Tankersley Architectural Group	No	No: Resumes reviewed and fees discussed during interviews.		S.C. AIA Guide 5.5% over \$3 million
Jones & Fellers	No	No: Resumes reviewed and fees discussed during interviews.		S.C. AIA Guide 5.5% over \$3 million



Project Components and Firms	Received Contract?	Competitive Bid?	Bid/Interview Date	Amount of Bid/Fee
3. Demolition of Buildings:				
Wood Salvage Co.	Yes	Yes	Jan. 1974	\$28,750
Republic Contracting Corp.	No	Yes		\$95,000
Apache Corp.	No	Yes		no bid
4. Buildings & Parking Facility Construction:				
Congaree Construction Co.	Yes	Yes	Dec. 1974	\$14,040,206.00 (lowest bid)
Others - See Appendix 3	No	Yes		See Appendix 3
5. Interior Design:				
CEDA with Quantrell-Williams	Yes	No: Resumes reviewed and fees discussed during interviews.	Sept. 1976 & Feb. 1977	\$100,000 fee est.
Odell Associates	No	No: Resumes reviewed and fees discussed during interviews.		\$97,500 fee est.
Omnia Design	No	No: Resumes reviewed and fees discussed during interviews.		\$110,000 fee est.
(The above firms were the top 3 choices after all interviews)				
Robert O. Vickery	No	No: Resumes reviewed and fees discussed during interviews.		
Wilbur Smith and Assoc's	No	No: Resumes reviewed and fees discussed during interviews.		

Project Components and Firms	Received Contract?	Competitive Bid?	Bid/Interview Date	Amount of Bid/Fee
R. L. Bryan Co.	No	No: Resumes reviewed and fees discussed during interviews.		
Harper Brothers	No	No: Resumes reviewed and fees discussed during interviews.		
Stig Sjoberg Interiors	No	No: Resumes reviewed and fees discussed during interviews.		
LBC&W	No	No: Resumes reviewed and fees discussed during interviews.		
Architectural Interiors, Inc.	No	No: Resumes reviewed and fees discussed during interviews.		
Interior Arts, Inc.	No	No: Resumes reviewed and fees discussed during interviews.		
James C. Hemphill, Jr.	No	No: Resumes reviewed and fees discussed during interviews.		
Institutional Interiors	No	No: Resumes reviewed and fees discussed during interviews.		
W.D.I.	No	No: Resumes reviewed and fees discussed during interviews.		
Harold Gray	No	No: Resumes reviewed and fees discussed during interviews.		

Project Components and Firms	Received Contract?	Competitive Bid?	Bid/Interview Date	Amount of Bid/Fee
6. Furnishings for Gressette Building: (Note: Separate bids are submitted on lots or groups of like items defined according to the interior designer's specifications. The lowest bidder on each lot who meets all spec's is awarded a lot contract.)				
Columbia Office Supply	18 of 27 lots	Yes	Nov. 1977	See Appendix 5. The details are in the appendix because of space limitations. These 4 firms offered the lowest bid on each of the lots where they were awarded a contract.
R.L. Bryan	3 of 27 lots	Yes		
Harper Brothers	4 of 27 lots	Yes		
Contract Interiors	2 of 27 lots	Yes		
Clyde Rudd & Assoc.	No	Yes		
Harley's	No	Yes		
Home Furnishing	No	Yes		
McCrady Blueprint and Supply	No	Yes		
Capital Blueprint	No	Yes		
David Edward, Ltd	No	Yes		
O.G. Penegar	No	Yes		
White Office Furniture Ltd.	No	Yes		
Stig Sjoberg Interiors	No	Yes		
Harper Brothers	No	Yes		
Educational Products	No	Yes		

Project Components and Firms	Received Contract?	Competitive Bid?	Bid/Interview Date	Amount of Bid/Fee
7. Furnishings for 2 Senior Senators Offices: (4 lots were bid)				
Stig Sjoberg	3 of 4 lots	Yes	Nov. 1977	See Appendix 6
Columbia Office Supply	1 of 4 lots	Yes		
Harper Brothers	none	Yes		
8. Millwork:				
Knipp and Company, Inc.	3 of 3 lots	Yes	Nov. 1977	See Appendix 7
George Doro Fixture Co.	No	Yes		
Healy, Roddy & Co.	No	Yes		no bid
9. Energy Facility Construction:				
A. Chiller & Boiler for Energy Facility:				
W.O. Blackstone Co.	Yes	Yes	Jan. 1975	\$148,949.00
Carolina Mechanical Systems	No	Yes		\$181,574.00
Poole & Kent Co.	No	Yes		\$152,000.00
Walker Plumbing & Heating	No	Yes		\$219,900.00
B. Additional Chiller & Boiler in Energy Facility:				
Walker Plumbing & Heating	Yes	Yes	Jan. 1978	\$143,400.00
W.O. Blackstone Co.	No	Yes		\$144,216.00
Guimarin & Doan, Inc.	No	Yes		no bid
W. B. Guimarin & Co.	No	Yes		\$147,777.00
Mechanical Systems Service, Inc.	No	Yes		\$184,848.00

Project Components and Firms	Received Contract?	Competitive Bid?	Bid/Interview Date	Amount of Bid/Fee
C. Cooling Tower for Energy Facility: (Lot 1 of bid)				
Baltimore Air Coil (Gene Hewitt representing)	Yes	Yes	April 1974	\$26,275.00
Trane Company	No	Yes		no bid
D. Water Chiller for Energy Facility: (Lot 2 of above bid)				
Trane Company	Yes	Yes	April 1974	\$92,815.00
Gene Hewitt	No	Yes		no bid
E. Chiller Unit for Energy Facility:				
Trane Company	Yes	Yes	July 1977	\$115,613.00
Boottle Equip. & Sates	No	Yes		\$122,530.00
Carrier Air Condit.	No	Yes		\$128,625.00
10. Fencing on Site:				
Sox Fence	Yes	Yes	April 1974	\$5,580.00
All Steel	No	Yes		\$5,850.00
11. Parking Facility Signs:				
Metro Signs	Yes	Yes	Aug. 1976	\$1,150.00
Graham-Hodge Assoc.	No	Yes		\$1,989.00
BHG Sales Co.	No	Yes		\$1,653.00

Project Components and Firms	Received Contract?	Competitive Bid?	Bid/Interview Date	Amount of Bid/Fee
12. Draperies & Accessories: Columbia Office Supply with Marchant Industries	Contract not awarded as of 7/3/78	Yes	May 1978	\$74,449.50
Mappin & Assoc.		Yes		\$79,692.90



*I. What are the costs associated with landscaping and how was the contracts developed?*

Robert E. Marvin Associates of Walterboro, South Carolina is the landscape architect firm engaged to provide consultant services, site and landscape plans for the State House grounds and for the extended Capitol Complex grounds. The contract is based on a time and expense fee schedule and a copy is shown as Appendix 4.

In May of 1977 the State House Committee voted to authorize and direct General Services to review the contract with Robert E. Marvin Associates "to complete the landscaping of the State House grounds." Subsequent to this action, General Services recommended to the Budget and Control Board that the contract to the firm incorporate landscaping plans for the entire Capitol Complex including the Calhoun, Brown and Dennis Buildings as well as the Blatt and Gressette Buildings. After approval by the Budget and Control Board the contract was finalized.

The master plan developed by the landscape firm for the entire Capitol Complex including the grounds of the five office buildings and the State House grounds has an estimated total cost of \$871,081.00. However, to date, the State has approved only \$125,000 and \$10,991.60 has been spent for landscaping for the entire Capitol Complex.

### CHAPTER THREE

#### BIDDING AND CONTRACTING PROCEDURES AND AUDIT COUNCIL RECOMMENDATIONS

The Audit Council feels that a general improvement can be achieved in the State's contracting procedures if the principles of competitive bidding are applied more formally and more consistently in obtaining professional services from commercial firms. Following is a detailed discussion of the bidding and contracting procedures associated with capital improvements projects. The discussion also reviews the major components of the Capitol Complex project and the issues related to engaging professional services in each of these areas.

##### Architectural/Engineering Firms

An existing condition which the Audit Council feels does not serve the best interests of the State, is the absence of a provision in the current selection procedures requiring submission of competitive proposals when architectural firms or engineering firms are being considered for work for the State. The current procedures were developed by the Auditor's Office and approved by the Budget and Control Board in 1973 with the approval of the State's professional societies for engineers and architects. These procedures were codified by the General Assembly in 1974 (see Appendix 2).

In brief, the law requires that project descriptions be advertised and architectural/engineering firms are invited to submit resumes if they wish to be considered for selection. The State agency undertaking the project reviews the resumes and selects in their opinion, which are the three most qualified firms and places

them in rank-order. The agency then negotiates a tentative contract with the firm of their choice. Once a satisfactory tentative agreement is reached, the agency submits the tentative contract with the name of the selected firm and the names of the other firms to the Budget and Control Board for approval.

Although the current selection procedures are a major improvement over previous practices, the Audit Council feels that it would be a further improvement if an element of competition relating to fees could be inserted into the statute.

The State's selection procedures have been modified by statutory changes and changes in the rules and regulations of the Budget and Control Board since 1973 in an effort to achieve a wider distribution of awards of State contracts. It appears that current procedures can be further improved to achieve these goals. A detailed review and discussion of these concepts and the entire selection process is being prepared currently by the Audit Council staff as a separate project requested by the General Assembly. It is estimated that the report will be completed later this summer.

#### Landscape Architects

Landscape architects are not cited in the law which establishes procedures for the "Selection of Architectural and Engineering Firms" (Sections 10-5-10 through 10-5-80, 1976 Code) or in any other statute regarding selection procedures. The Engineering Division of the State Auditor's Office under the authority of the Budget and Control Board requires State agencies to adhere to the same statutory selection procedures in the acquisition of the services of a landscape architect that apply to the selection of architectural and engineering firms. However, as cited above, the Audit Council feels that this statute would

better serve the State's interests if it required more competitiveness in fees.

A proposal from the landscape architects to incorporate the duties and responsibilities of the Landscape Architects Registration Council and the Landscape Architects Board of Registration into the State Code is just this year before the General Assembly. The 15-page proposal includes a "code of ethics" to be adhered to by landscape architects registered by South Carolina.

The Audit Council recommends the incorporation of selection procedures for landscape architects in the legislation establishing standards and governance for the practice of this profession.

The proposed regulations for landscape architects should be adopted by the State with certain amendments. It should be clear that if a landscape architect is engaged to design the landscape plan for a State project, the firm or individual could not also supply the materials for the project.

The second amendment would be to require an element of competitive bidding in the selection procedures for landscape architects. The principle of "lowest bidder receives the contract" should not be the sole criterion for selection. Other factors such as past performance on State contracts also should be weighed in the contract award decision. The goal is to improve both the State's opportunities to receive the advantages of competitive bidding and to ensure that all qualified firms have a reasonable opportunity to compete and be

selected. It is also desirable to achieve a wider distribution of awards of State contracts among qualified South Carolina firms.

### Construction Contracts

The general construction components of capital improvements projects are awarded on publicly advertised competitive bids. Sometimes the general contractor who receives the contract may let a subcontract out on competitive bids under the State's oversight.

The contract document itself is a standard form developed by the American Institute of Architects with the endorsement of the Associated General Contractors of America. It is titled "Standard Form of Agreement Between Owner and Contractor." The architect and the State develop the specifications for the construction project. They determine which portions of the project, if any, are appropriate to be put out on separate competitive bids. Bids are reviewed and the one "most advantageous" to the State is selected. The State agency letting the contract submits a "Request for Authority to Execute a Construction Contract" to the Budget and Control Board for approval. They attach a copy of the "Bid Tab" (see Appendix 3) which shows the amounts of each bidder's submission. General Services and the State Engineer closely monitor the design specifications and the bidding process from beginning to end.

In the Capitol Complex project separate competitive bids were solicited for (1) demolition of several buildings on the construction site, (2) construction of new components in the

energy facility, (3) construction of the Capitol Complex Phase 2 - including the Gressette Building, the Blatt Building and their underground parking facility, (4) the furnishings of the Gressette Building, and (5) millwork for the Gressette Building. Bid specifications for the Blatt Building furnishings are in preparation.

In each of these areas the Audit Council found no violations of the applicable bid procedures and each bid process is properly documented. Appendix 3 is a copy of the bid tabulation on which the awarding of the construction contract for the Capitol Complex was based. The fiscal records relating to all project expenditures were reviewed. Encumbrances and expenditures were compared with appropriations and were found to be within prescribed limits. Each construction change order was reviewed, and a record of review and approval by the Division of General Services, the State Engineer, and the Budget and Control Board was part of the file for each change. A summary of ledger entries was sampled and reconciled against disbursement vouchers. All were accurate and had proper supporting documentation. Details of the expenditures and vendors were presented in Section Two.

#### Interior Design Contracts

Review of the steps used to acquire the services of an interior designer in the Capitol Complex project revealed a third condition in the existing procedures which the Audit Council feels needs improvement. Specifically, there apparently are not statutory guidelines for acquiring the services of an interior designer. The Division of General Services chose



to follow the same procedures as are required for selection of an architectural firm. At the stipulation of the State House Committee, interested firms could not receive both the interior design contract and the furnishings' supplies contract.

In this area, the Audit Council recommends that comprehensive formal procedures or legislation be developed to govern the selection process for all professional services. In the cases of designers and/or planners, provisions prohibiting the design firm from also being the supplier of materials should be incorporated.

Additionally, wherever practicable, mechanisms for encouraging competitiveness in fees among professionals should be incorporated. However, it should be recognized that the amount of the fee should not always be the sole criterion for selection. In the case of the Capitol Complex, fee estimates were obtained from the prospective interior design firms interviewed.

The selection process for the interior design firm for the Blatt and Gressette Buildings encountered problems which illustrates the need for comprehensive formal selection procedures for professional services. The job was first advertised in September of 1976. Interior designers were invited to submit resumes if they wished to be considered for the interior design contract. However, some confusion arose as to whether the same designer would do the interior design work for both buildings. A second problem arose because it was not clear whether a firm could both offer design services and bid on the furnishings.

To ensure fairness to all interested parties the State House Committee resolved to have General Services re-advertise the job with the understanding that a firm could both offer design services and bid on furnishings but could not be awarded both contracts. Also, the design contract was to include both buildings.

The State House Committee, according to the meeting minutes, placed emphasis on the uniformity of furnishings throughout all offices.

Selections of the materials and colors for carpeting, wall furnishings, and draperies were developed by the interior design firm. The firm also developed recommendations for office furniture for hearing rooms, committee rooms and legislators' offices. These plans were discussed with the State House Committee and the Division of General Services and after receiving their approval specifications were developed for lot bids on each group of furniture items. Costs of the various items of furniture appeared comparable with office furniture standards elsewhere in State Government. Inspection of samples of the desks and chairs which have been delivered to the Gressette Building revealed them to be durably constructed and of good quality but not especially elaborate. The Division of General Services currently is inspecting the furnishings to determine their acceptability.

Minutes of meetings of the State House Committee and associated correspondence and documentation indicate that special consideration was given to the office furniture for the offices of the Chairmen of the Senate Finance and Judiciary Committees, due

to the prominence and responsibilities of these offices. According to the documentation, neither of the current Chairmen was consulted regarding the details of this step.

The furnishings for the two offices were put out on a single bid, separate from the bids for the furnishings of the other offices. The executive desks for the two Senior Chairmen in the Gressette Building received a low bid of \$2,302.74 each. The desks for the offices of the other Senators cost \$652.50 each. The prices of all furnishings include delivery, installation, cleaning, waxing and clean-up and removal of packing materials from the site.

Each bid file for all furnishings was reviewed by the Audit Council staff and calculations of samples were made to determine if the lowest bidder was awarded the contract. The calculations of the purchasing agents were found to be accurate in each case examined and the awarding of the contract was made appropriately and documented. Each bid tabulation and contract award was reviewed by the Audit Council and no discrepancies were found.

The advertising for the furnishings' bids also was reviewed by the Audit Council. Central State Purchasing of the Division of General Services maintains an automated address file of approximately 250 suppliers of office furniture. These suppliers were mailed invitations to bid along with detailed copies of the bid specifications. Bid notices were also advertised in newspapers throughout the southeastern states. These are the standard procedures followed by Central State Purchasing in soliciting competitive bids for commodities.

Once all bids are received they are reviewed by a purchasing agent from Central State Purchasing who determines which bids for which lots are most advantageous to the State. His work and selections are reviewed by a supervisor. Only upon supervisory approval is the contract awarded to the bidder by General Services.

## SUMMARY OF RECOMMENDATIONS

### FORMAL SELECTION PROCEDURES FOR ALL PROFESSIONAL SERVICES

THE AUDIT COUNCIL RECOMMENDS THAT COMPREHENSIVE FORMAL PROCEDURES OR LEGISLATION BE DEVELOPED WHICH SPECIFIES SELECTION PROCEDURES FOR ARCHITECTS, ENGINEERS, LANDSCAPE ARCHITECTS, INTERIOR DESIGNERS, AND ALL OTHER PROFESSIONAL SERVICES. IT MAY BE APPROPRIATE TO AMEND THE EXISTING STATUTE (SECTION 10-5-10 THROUGH 10-5-80 OF 1976 CODE) GOVERNING THE SELECTION OF ARCHITECTS AND ENGINEERS SO THAT IT APPLIES TO ALL PROFESSIONAL SERVICES. MECHANISMS FOR ENCOURAGING COMPETITIVENESS IN FEES AMONG PROFESSIONALS SEEKING STATE CONTRACTS SHOULD BE INCORPORATED IN THE SELECTION PROCEDURES. HOWEVER, IT SHOULD BE EMPHASIZED THAT THE AMOUNT OF THE FEE SHOULD NOT BE THE SOLE CRITERION FOR SELECTION. CRITERIA SUCH AS PREVIOUS VOLUME OF STATE WORK, PAST PERFORMANCE, AND OTHER COMMITMENTS SHOULD BE CONSIDERED ALSO.

### RESTRICTIONS ON DESIGNERS SUPPLYING MATERIALS

THE SELECTION PROCEDURES SHOULD SPECIFY THAT IN THE CASES OF DESIGNERS AND/OR PLANNERS, THE DESIGN FIRM RECEIVING A DESIGN CONTRACT COULD NOT ALSO RECEIVE A CONTRACT FOR SUPPLYING MATERIALS FOR THE SAME PROJECT.

GUIDELINES FOR ELECTED OFFICIALS IN BIDDING FOR STATE CONTRACTS

THE STATE ETHICS ACT (SECTION 8-13 OF 1976 CODE)  
SHOULD BE AMENDED TO DEFINE SITUATIONS WHERE THE  
GENERAL ASSEMBLY RECOMMENDS THAT LEGISLATORS EITHER  
NOT BE A PARTY TO A BID OR NOT BE INVOLVED IN AN  
ADVISORY OR OVERSIGHT CAPACITY IN A PROJECT WHERE  
A FIRM WITH WHICH THEY ARE ASSOCIATED MIGHT SUBMIT  
BIDS FOR STATE CONTRACTS.

APPENDIX 1

T. W. EDWARDS, JR.  
First Vice Chairman

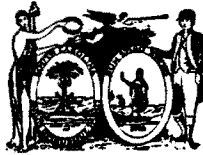
TOM G. MANGUM  
Chairman

MARION P. CARNELL  
Third Vice Chairman

WILLIAM J. MCLEOD  
Second Vice Chairman

*Copy. Public Members*

## Ways and Means Committee



T. BASIL BARRINEAU  
SOLOMON BLATT  
ROBERT H. BURNSIDE  
W. GREEN DESCHAMPS, JR.  
JUANITA W. GOGGINS  
B. J. GORDON, JR.  
J. WILTON GRAVES  
PATRICK B. HARRIS  
CHARLES E. HODGES  
BEN F. HORNSBY

BEATTIE E. HUFF  
JARVIS R. KLAPMAN  
THOMAS M. MARCHANT III  
JENNINGS G. MCABEE  
DAVID F. MCINNIS  
PEDEN B. MCLEOD  
IRENE K. RUDNICK  
CECIL T. SANDIFER  
FERDINAN B. STEVENSON  
WILSON TISON  
W. ODELL VENTERS

### House of Representatives

P. O. BOX 11867      TELEPHONE: 758-8900

Columbia, S. C. 29211

March 16, 1978

Mr. George L. Schroeder  
Executive Director  
Legislative Audit Council  
Suite 500  
Bankers Trust Towers  
Columbia, South Carolina 29201

Dear George:

I am writing to request that the Legislative Audit Council prepare a report on the following questions concerning the Blatt Building:

- 1) What is the total anticipated cost of the Blatt Building?
- 2) What is the cost of the major components of the Blatt Building, including but not limited to the architectural design, the underground parking facility, the construction, the interior space design fees, the furnishings?
- 3) What acts of the General Assembly authorized the above expenditures?
- 4) What vendors provided services incidental to the construction and furnishing of the Blatt Building? How much has each vendor received to date, and how much is committed to each with regard to future reimbursement?
- 5) From which accounts in which State agencies are disbursements made for expenses related to the construction and furnishing of the Blatt Building?
- 6) Was the bid process conducted in a manner consistent with State Law?
- 7) What companies submitted bids, on what dates, and in



Mr. George L. Schroeder  
Page Two  
March 16, 1978

what amounts?

While I understand that the Legislative Audit Council has a backlog of audit requests, I would urge your earliest possible consideration of this request. I would point out that I am not asking for an audit per se, but for response to questions of very real concern to me and other members of the House of Representatives.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Pat Harris" with a small "M.C." written below the name.

Pat Harris

b1

Recd 4/28/78

T. DEWEY WISE  
SENATOR, CHARLESTON AND  
GEORGETOWN COUNTIES  
SENATORIAL DISTRICT NO. 16  
SENATE OFFICE NO. 3

HOME ADDRESS:  
BOX 443  
CHARLESTON, S. C. 29402



COMMITTEES:  
BANKING AND INSURANCE  
EDUCATION  
ETHICS  
GENERAL COMMITTEE  
JUDICIARY  
MEDICAL AFFAIRS

April 28, 1978

Mr. George L. Schroeder  
Executive Director  
Legislative Audit Council  
Suite 500  
Bankers Trust Tower  
Columbia, South Carolina 29201

Re: Gressette Office Building

Dear George:

Due to the many conflicts in the newspaper and based upon a great number of requests of information that I have received from my constituents, I am making a formal request that your office conduct an audit for me of the office furnishings that are planned for the above captioned Senate office building.

Specifically, I would like to know what funds have been spent or plan to be spent for furnishing the building and how these funds are broken down. I would also like to know who was responsible for making the decision, and in what relation and authorization, of each individual expenditure.

I would appreciate your forwarding me this information at your earliest convenience.

Thanking you in advance for your assistance, I remain

Sincerely,

A handwritten signature in cursive script, appearing to read "Dewey", followed by the printed name and title.  
T. Dewey Wise  
Senator

TDW:k1c

APPENDIX 2

(4)

## CHAPTER 5

### Construction and Renovation of Public Buildings and Other Projects

ARTICLE 1. Selection of Architectural and Engineering Firms.

ARTICLE 3. Construction of Public Buildings for Access by Handicapped Persons.

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#### ARTICLE 1

##### SELECTION OF ARCHITECTURAL AND ENGINEERING FIRMS

###### SEC.

10-5-10. Application of article.

10-5-20. "Agency" defined.

10-5-30. Publication and mailing of project description and request for resume of qualifications.

10-5-40. Conferences with firms submitting resumes.

10-5-50. Selection of three most qualified applicants.

10-5-60. Negotiation of contract.

10-5-70. Submission of contract and other data to State Budget and Control Board.

10-5-80. Approval or rejection by State Budget and Control Board.

###### § 10-5-10. Application of article.

All State agencies and departments shall follow the procedure in this article described when selecting an architectural or engineering firm to provide services to the agency or department.

HISTORY: 1962 Code § 1-453; 1974 (58) 2608.

###### Cross references—

As to regulation of architects, generally, see §§ 40-3-10 to 40-3-160.

As to regulation of engineers, generally, see §§ 40-21-10 to 40-21-410.

###### § 10-5-20. "Agency" defined.

As used in this article "agency" shall mean all State agencies or departments.

HISTORY: 1962 Code § 1-454; 1974 (58) 2608.

###### § 10-5-30. Publication and mailing of project description and request for resume of qualifications.

A description of the proposed project and required services

shall be developed by the agency and published at least once in one or more newspapers of general circulation throughout the State. The publication shall request the submission of a resume of qualifications by a specified date from interested architectural or engineering firms. The date for submission shall be not less than fifteen days after publication of the notice.

In addition to newspaper publications, the project description and request may be mailed directly to architectural or engineering firms; *provided, however*, that all eligible South Carolina firms shall be included in the mailing.

HISTORY: 1962 Code § 1-455; 1974 (58) 2608.

Research and Practice References—

64 Am Jur 2d, Public Works and Contracts § 53.

**§ 10-5-40. Conferences with firms submitting resumes.**

Following the receipts of resumes of qualifications, the agency shall hold conferences with at least three firms submitting resumes. The purpose of the conferences shall be to provide such further information as may be required by the agency to fully acquaint itself with the relative qualifications of the several interested firms.

HISTORY: 1962 Code § 1-456; 1974 (58) 2608.

**§ 10-5-50. Selection of three most qualified applicants.**

After reviewing and evaluating qualifications, the agency shall select the three which, in its judgment, are the most qualified, ranking the three in priority order.

The agency shall consider the ability of professional personnel, past performance, willingness to meet time and budget requirements, location, recent, current and projected work loads of the firms, and the volume of work previously awarded to the firm by the agency, with the object of effecting an equitable distribution of contracts among qualified firms; *provided, however*, that such distribution does not violate the principle of selection of the most highly qualified firms.

HISTORY: 1962 Code § 1-457; 1974 (58) 2608.

**§ 10-5-60. Negotiation of contract.**

The agency shall negotiate a contract for services with the most qualified firm at a compensation which the agency determines is fair and reasonable to the State. Should the agency be unable to negotiate a satisfactory contract with this firm, negotiations shall be formally terminated. The agency shall then negotiate in the

same manner with the second and then the third most qualified firms until a satisfactory contract has been negotiated. If no agreement is reached with the three firms, additional firms in order of their competence and qualifications, shall be selected and negotiations continued in the same manner until agreement is reached.

HISTORY: 1962 Code § 1-458; 1974 (58) 2608.

**§ 10-5-70. Submission of contract and other data to State Budget and Control Board.**

The agency shall submit the name of the selected firm and a tentative contract to the State Budget and Control Board for approval and shall submit a list of the other firms considered.

In addition to such submittal the agency shall provide (a) a statement of construction projects undertaken in the preceding two years, showing the architectural or engineering firm involved, the nature of the project, and the amount of the construction contract; and (b) a certification that the newspaper announcement required above was duly published.

HISTORY: 1962 Code § 1-459; 1974 (58) 2608.

**Cross references—**

As to composition, powers and duties of State Budget and Control Board generally, see Chapter 11 of Title 1.

As to the State Budget and Control Board, generally, see §§ 1-11-10 to 1-11-160.

**§ 10-5-80. Approval or rejection by State Budget and Control Board.**

After review of the data submitted, the Budget and Control Board shall determine its position with respect to the particular firm recommended for approval by the agency. The Board shall formally notify the agency of its approval or rejection. In event of approval, the agency is authorized to execute a contract with the selected firm. In the event of rejection, the agency shall submit the name of another firm for the Board's consideration, selected in accordance with the procedure outlined herein. The agency shall not enter into a contract for architectural or engineering services without the approval of the Budget and Control Board.

HISTORY: 1962 Code § 1-460; 1974 (58) 2603.

**Cross references—**

As to composition, powers and duties of State Budget and Control Board generally, see Chapter 11 of Title 1.

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APPENDIX 3

7

TABULATION OF BIDS  
FOR  
STATE CAPITOL COMPLEX - PHASE 2  
COLUMBIA, SOUTH CAROLINA

LBC&W ARCHITECTS-ENGINEERS-PLANNERS  
AND  
WILBUR SMITH & ASSOCIATES  
BANKERS TRUST BUILDING  
COLUMBIA, SOUTH CAROLINA

3:00 P. M., EST

January 16, 1975

Contractors	Bid Band	BASE BID				SUBCONTRACTORS			
		Gressette Building	Blatt Building	Parking Garage	Combined	Plumbing	HVAC	Electrical	Elevators
D. R. Allen and Son, Inc.	Yes	4,528,524.00				Hook Plbg.	F. A. Bailey & Sons, Inc.	Starr Electric	Westinghouse
J. W. Baleson Company, Inc.	Yes				14,313,850.00	Broyles & Broyles	Broyles & Broyles	Bagby Elev. & Elec. Co.	Westinghouse
Congree Constr. Company, Inc.	Yes				14,040,206.00	Poole & Kent	Poole & Kent	Gar.-Bagby Gr.-Richards RI-S. E.	Not Listed
R. H. Elliott	Yes	4,127,304.00	6,705,812.00			Gr.-Hook Bl.-Hook	Gr.-F.A. Bailey Bl.-F. A. Bailey	Gr.-Carolina Bl.-S. E.	Westinghouse Westinghouse
M. B. Kohn Construction Co.	Yes			4,657,510.00		Carolina Mechanical	Carolina Mechanical	Southeastern	-----
A. J. Kellos Constr. Co., Inc.	Yes			4,698,453.00		Hook Plbg.	F. A. Bailey	Bagby Elev. & Electric	-----
Mercury Constr. Corporation	Yes				14,318,878.00	Broyles & Broyles	Broyles & Broyles	Dunn Electric	Westinghouse
Republic Constr. Corporation	Yes			4,773,000.00		Hook Plbg.	F. A. Bailey	O-C Electric	-----
Ruscon Construction Company	Yes	4,078,694.00	7,060,099.10	4,648,453.00	15,410,298.00	Gr.-Hook Bl.-Hook Gar.-Hook	Gr.-F.A. Bailey Bl.-F. A. Bailey Gar.-F. A. Bailey	Gr.-Carolina Bl.-S. E. Gar.-Bagby	Westinghouse Westinghouse
Tandy Construction Company	Yes			4,594,000.00		Carolina Mech Systems	Carolina Mech Systems	Bagby Elev. & Elec. Co.	-----



APPENDIX 4

CONSULTATION  
AND EXPENSE FEE SCHEDULE

GROUP I  
June 1976

Robert E. Marvin and Associates  
Landscape Architects & Site Planners  
Walterboro, South Carolina 29488

Robert E. Marvin & Associates shall consult on landscaping for:

Client Mr. Furman McEachern, Division of General Services, State of South Carolina  
Extension of Capitol Grounds, Site and Landscape Plans as per our agreement  
Property Time and Expense Fee Schedule, Group 1, dated 7/31/68

Fees shall be based on Time and Expense. Client agrees to pay Landscape Architect as per the following fee schedule:

A. Robert E. Marvin, Landscape Architect:	Maximum per hour	\$ 50.00
B. Landscape Architects:		
B-1	" " "	35.00
B-2	" " "	20.00
B-3	" " "	18.00
B-4	" " "	17.00
C. Project Consultants:	" " "	21.00
D. Architectural Designer	" " "	25.00

E. Expenses:

- E-1 Travel expenses: Car \$.15 per mile, meals, room, personal private plane \$.28 per mile, and cost of commercial transportation, if any.
- E-2 Travel time expense: Time expended on job exceeding 9 hours per day will be charged at  $\frac{1}{2}$  the normal fee for the hours in excess of 9 to the extent of that day's travel time.
- E-3 Under this schedule, the preliminary visit if there is one, is an expense and will be charged for as per the above schedule.
- E-4 Expenses will be proportioned among separate clients if several are seen on one-trip.
- E-5 Other expenses, such as blueprints, phone calls, etc., shall be billed at cost.

F. Payments shall be due at the end of the month or upon completion of the job, whichever is first.

G. This schedule good for 3 months from below submitted date.

H. Stipulations: \_\_\_\_\_

ACCEPTED State Budget & Control Board  
Division of General Services  
(Owner)

DATE F. E. McEachern, Jr., Division Director  
July 14, 1977

SUBMITTED

DATE

(Landscape Architect)

June 2, 1977

APPENDIX 5

STATE OF SOUTH CAROLINA  
DIVISION OF GENERAL SERVICES  
BUDGET AND CONTROL BOARD  
PURCHASING OFFICE  
Columbia, S. C.  
DECEMBER 13, 1977

STATEMENT OF AWARDS

REFERENCE BID NUMBER: 2-420/425-1107200-11/17/77 ADV.  
FOR FURNISHING: NEW MISCELLANEOUS FURNITURE AND ACCESSORIES (INSTALLED)  
BID ISSUE: OCTOBER 12, 1977  
BID OPEN DATE: November 15, 1977  
AWARD DATE: Dec. 20, 1977

AWARDS ARE MADE TO THE FOLLOWING:

TO: COLUMBIA OFFICE SUPPLY  
POST OFFICE BOX 327  
COLUMBIA, SOUTH CAROLINA

TO: R. L. BRYAN COMPANY  
POST OFFICE BOX 368  
COLUMBIA, SOUTH CAROLINA

<u>LOT</u>	<u>AMOUNT</u>
A	\$124,426.10
B	\$30,242.30
C	\$41,002.90
D	\$5,359.20
E	\$1,956.00
G	\$46,568.20
J	\$38,334.50
K	\$101,705.80
L	\$3,937.20
M	\$3,875.30
N	\$10,144.20
Q	\$13,438.70
R	\$1,566.00
S	\$2,010.00
V	\$3,052.40
Y	\$9,945.60
Z	\$11,254.40
AA	\$576.40

<u>LOT</u>	<u>AMOUNT</u>
F	\$46,618.17
T	\$13,941.65
W	\$15,928.47

CONTRACT NO. 2-420/425-00932-11/17/77 ADV.

TO: HARPER BROTHERS INC.,  
POST OFFICE BOX 2108  
GREENVILLE, SOUTH CAROLINA

<u>LOT</u>	<u>AMOUNT</u>
H	\$6,874.90
P	\$22,274.38
U	\$2,429.16
CC	\$2,922.00

CONTRACT NO. 2-420/425-01048-11/17/77 ADV.

CONTRACT NO. 2-420/425-1107200-11/17/77 ADV.

  
JEFF WIDDOWSON

PURCHASING ASSISTANT

DIVISION OF GENERAL SERVICES  
James H. Barnes  
State Purchasing Officer

LAC 75-5

H. B. 3) 1977

TO: CONTRACT INTERIORS  
2221 DEVINE ST.,  
COLUMBIA, SOUTH CAROLINA

<u>LOT</u>	<u>AMOUNT</u>
X	\$537.50
BB	\$1,726.00

CONTRACT NO. 2-420/425-01047-11/17/77 ADV.

BIDS OFFERING ITEMS AT PRICES LOWER THAN THAT OF AWARD ARE REJECTED AS THEY DID NOT MEET ADVERTISED BID REQUIREMENTS.

NO AWARD IS MADE FOR LOT ALTERNATE AS IT IS MORE ADVANTAGEOUS TO AWARD BY INDIVIDUAL LOTS.

LHC 70-5  
II. D. 3) 12.02

Tab by D.E.  
 Checked by L

11:00 A.M.

2-420/425-  
 NEW MISCEL

Supplements I dated 10/17/77

" II " 11/2/77

" III " 11/8/77

		A	B	C	D
wd Bond	Clyde Budd & Assoc. Cala	(1) 124,426.00	(1) 302,423.30	(1) 41,002.90	(1) 5359
"	Columbia Office Supply Cala	(1) 121,426.10	(1) 302,305.00	(1) 41,002.90	(1) 5359
"	Warlick's chas. S.C.	(7) 177,280.00	—	(4) 43,767.00	—
"	Home Furnishings Camden	(8) 218,646.95	(5) 355,567.4	—	(6) 84,370.
" 190	McCready Blueprints Supply chas.	(3) 121,426.10	—	—	—
"	Automotive Blueprint Cala	—	—	—	—
sd Bond	Capital	—	—	—	—
"	David Edward Ltd	(4) 171,037.00	—	(2) 41,548.00	—
"	O. S. Penegar Astoria	(4) 171,037.00	—	(2) 41,548.00	—
"	White Office Furn. Ltd. Park Hill, S.C.	(3) 339,986.5	(6) 47,752.40	—	—
"	Contract Interiors Cala	(3) 138,974.50	—	—	(5) 75,240.
"	Stig & Spohrer Interiors Cala	—	—	—	—
"	Super Bros. Yiville	(2) 135,699.33	(2) 32,904.81	(3) 43,442.06	(2) 68,068.
"	" " "	(6) 177,867.75	—	—	—
"	R. A. Buyer Cala	(5) 175,296.58	(4) 355,247.6	(5) 44,741.72	(3) 73,213.
"	Educational Products Cala	—	—	—	(4) 76,560.

LAC 78-5

II. 13. 4) 11/2/77

7200-11/17/77 ADV.

# NEOUS FURNITURE AND ACCESSORIES

NO Bond

E	F	G	H	J	K	L
① 195600	④ 4945840	① 4656820	772430	① 3833450	④ 10458105 ① 10170580	① 39372
④ 255480	⑤ 5343880	⑥ 5733342	⑤ 977990	⑤ 4464387	④ 11299700	③ 482820
—	—	—	—	—	—	—
—	—	—	—	—	—	—
—	—	② 5034800	—	—	—	—
—	—	④ 5357990	—	—	⑤ 11417120	—
2 231000	—	⑤ 5386300	③ 703450	—	—	—
⑤ 257685	③ 4733427	—	⑤ 813942	⑤ 4130125	—	—
③ 232860	② 4692841	—	① 687490	③ 4017044	③ 11052908	—
—	—	—	—	—	—	—
④ 323025	① 4652877	③ 5200447	④ 697114	④ 4343704	—	③ 50139

LAC 78-5

II.13.4) p.3/7

M	N	P	Q	R	S	T
387530 ①	1014420 ②	2278930 ①	1243870 ①	1677605 ⑤ 156600 ①	227400 201000 ②	1564830
400361			1966152 ④			
422500 ②	1045770 ①	2227438 ②	1454936 ③	183975 ③	221700 225000	7.11.12 923987 -
484380 ③	1233100 ③	2328527 ③	1726491 ⑤	195720 ⑥ 195000 ④	265440 ① 226320	1394160

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U	V	W	X	Y	Z	AA
② 309960	① 305240	③ 1592850	84050	① 994560	① 1125440	① 576.4
—	—	—	—	④ 1205724	⑤ 1324288	—
—	—	—	—	—	—	—
—	—	—	—	—	—	—
—	—	—	—	—	—	—
—	—	—	—	—	—	—
④ 357600	—	—	① 53750	⑤ 1261200	③ 1182400	—
③ 332315	—	—	② 80000	④ 1002928	④ 1218204	—
① 242916	—	③ 1695506	—	③ 1120340	③ 1197408	—
—	—	—	—	—	—	—
⑤ 439272	⑦ 966400	① 1592847	106750	—	⑥ 1417760	2 677
—	—	—	—	—	—	—

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BB	CC	ALTERNATE
178850 (2)	309120	56500000
181550	—	—
219053	—	—
—	—	—
—	—	—
—	—	—
—	—	—
(4) 172600	370100	—
182250	—	—
1793400	(292200)	—
211020 (3)	315380	—
192050	—	—

TOTAL  
LOW hats  
562,647.43

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APPENDIX 6

Item: NEW MISCELLANEOUS FURNITURE AND ACCESSORIES

OTAH	now
LOTS-	\$374
<u>not</u> in	business
Construction	

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APPENDIX 7

Bid Issue Date NOVEMBER 22, 1977 Item: NEW MISCELLANEOUS MILLWORK  
 Bid Open Date DECEMBER 14, 1977  
 Amendment Supplement dated 11/29/77

BIDDER	CODE	AMP % DIS	A	B	C	ALTERNATE
Kripp & Company, Inc. 3401 S. HANOVER ST. BALTIMORE, MD. 21225	58451	96	125,718.00	3680.00	10,200.00	137,000.00
George Doro Fixture Co. JACKSONVILLE, FLA. 32201			252,360.00	4800.00	19,200.00	276,360.00
Auctioneer's Note: Healy, Brady & Co - returned a "No Bid" 5/5/78 LTV						
Special made by J.S. to become General Contractor 1-25-78 David Civil Mills Subcontractor to Do not prepare statement of award						